

Appendix R

VMT Calculator Runs for Alternatives

2159 Bay Street

Draft EIR

Appendix R - VMT Calculator Runs for Alternatives

- 25% Reduced Project Alternative
- Existing Zoning Compliant Alternative (By Right Alternative)

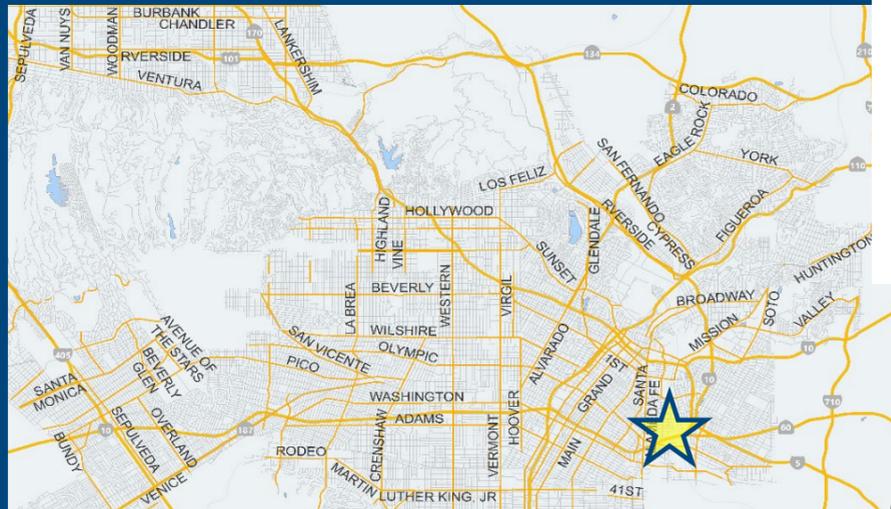
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Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 2159 Bay Street
Scenario: 25% Reduced Alternative 11-26-21
Address: 2159 E BAY ST, 90021



Existing Land Use

Land Use Type	Value	Unit
Industrial Light Industrial	16.222	ksf
Office General Office	23.106	ksf
Industrial Light Industrial	16.222	ksf

Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Office General Office	161.642	ksf
Retail High-Turnover Sit-Down Restaurant	2.5	ksf
Retail Quality Restaurant	2.5	ksf
Office General Office	161.642	ksf

Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed
309 Daily Vehicle Trips	1,946 Daily Vehicle Trips
2,351 Daily VMT	14,761 Daily VMT
Tier 1 Screening Criteria	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	1,637 Net Daily Trips
The net increase in daily VMT ≤ 0	12,410 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	5.000 ksf
The proposed project is required to perform VMT analysis.	

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes No

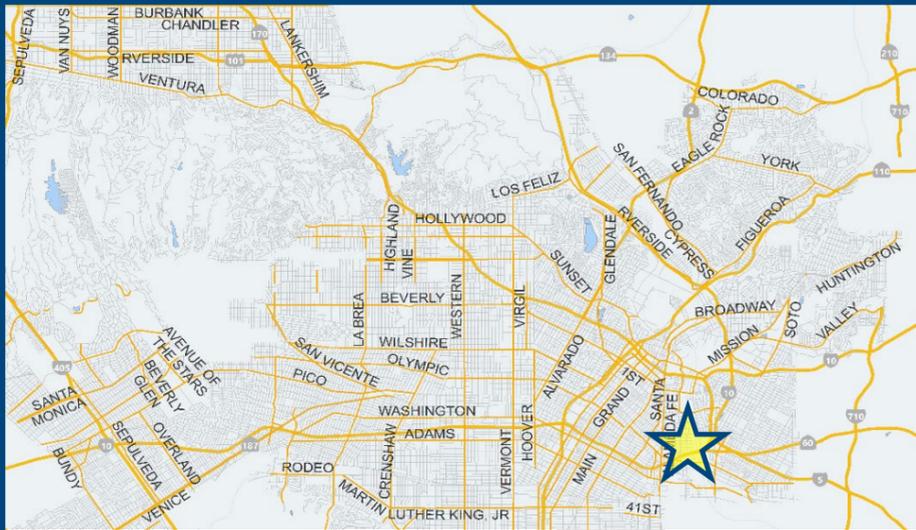


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Project Information

Project: 2159 Bay Street
Scenario: 25% Reduced Alternative 11-26-21
Address: 2159 E BAY ST, 90021



TDM Strategies

Select each section to show individual strategies
 Use to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	Yes

A **Parking**

Reduce Parking Supply city code parking provision for the project site
 Proposed Prj Mitigation actual parking provision for the project site

Unbundle Parking monthly parking cost (dollar) for the project site
 Proposed Prj Mitigation

Parking Cash-Out percent of employees eligible
 Proposed Prj Mitigation

Price Workplace Parking daily parking charge (dollar)
 Proposed Prj Mitigation percent of employees subject to priced parking

Residential Area Parking Permits cost (dollar) of annual permit
 Proposed Prj Mitigation

- B** Transit
- C** Education & Encouragement
- D** Commute Trip Reductions
- E** Shared Mobility
- F** Bicycle Infrastructure
- G** Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
1,895 Daily Vehicle Trips	1,695 Daily Vehicle Trips
14,375 Daily VMT	12,789 Daily VMT
0.0 Household VMT per Capita	0.0 Household VMT per Capita
9.3 Work VMT per Employee	7.6 Work VMT per Employee

Significant VMT Impact?	
Household: No Threshold = 6.0 15% Below APC	Household: No Threshold = 6.0 15% Below APC
Work: Yes Threshold = 7.6 15% Below APC	Work: No Threshold = 7.6 15% Below APC

Proposed Project Land Use Type	Value	Unit
Retail High-Turnover Sit-Down Restaurant	2.5	ksf
Retail Quality Restaurant	2.5	ksf
Office General Office	161.642	ksf



CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: November 26, 2021

Project Name: 2159 Bay Street

Project Scenario: 25% Reduced Alternative 11-26-21

Project Address: 2159 E BAY ST, 90021



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Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	0.000	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	2.500	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	2.500	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	161.642	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other	Project and Analysis Overview	0	Trips

CITY OF LOS ANGELES VMT CALCULATOR

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CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

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Project Name: 2159 Bay Street

Project Scenario: 25% Reduced Alternative 11-26-21

Project Address: 2159 E BAY ST, 90021



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Analysis Results			
Total Employees: 667			
Total Population: 0			
Proposed Project		With Mitigation	
1,895	Daily Vehicle Trips	1,695	Daily Vehicle Trips
14,375	Daily VMT	12,789	Daily VMT
0	Household VMT per Capita	0	Household VMT per Capita
9.3	Work VMT per Employee	7.6	Work VMT per Employee
Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average			
Household = 6.0			
Work = 7.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	No	Household > 6.0	No
Work > 7.6	Yes	Work > 7.6	No

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Report 2: TDM Inputs

Date: November 26, 2021

Project Name: 2159 Bay Street

Project Scenario: 25% Reduced Alternative 11-26-21

Project Address: 2159 E BAY ST, 90021



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TDM Strategy Inputs			
Strategy Type	Description	Proposed Project	Mitigations
Parking	City code parking provision (spaces)	0	0
	Reduce parking supply Actual parking provision (spaces)	0	0
	Unbundle parking Monthly cost for parking (\$)	\$0	\$0
	Parking cash-out Employees eligible (%)	0%	75%
	Price workplace parking Daily parking charge (\$)	\$0.00	\$0.00
		Employees subject to priced parking (%)	0%
	Residential area parking permits Cost of annual permit (\$)	\$0	\$0
(cont. on following page)			

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: November 26, 2021

Project Name: 2159 Bay Street

Project Scenario: 25% Reduced Alternative 11-26-21

Project Address: 2159 E BAY ST, 90021



Version 1.3

TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
Transit	<i>Reduction in headways (increase in frequency) (%)</i>	0%	0%
	<i>Reduce transit headways</i>		
	<i>Existing transit mode share (as a percent of total daily trips) (%)</i>	0%	0%
	<i>Lines within project site improved (<50%, >=50%)</i>	0	0
	<i>Implement neighborhood shuttle</i>		
	<i>Degree of implementation (low, medium, high)</i>	0	0
Transit subsidies	<i>Employees and residents eligible (%)</i>	0%	0%
	<i>Employees and residents eligible (%)</i>	0%	0%
	<i>Amount of transit subsidy per passenger (daily equivalent) (\$)</i>	\$0.00	\$0.00
Education & Encouragement	<i>Voluntary travel behavior change program</i>		
	<i>Employees and residents participating (%)</i>	0%	0%
	<i>Promotions and marketing</i>		
	<i>Employees and residents participating (%)</i>	0%	100%
(cont. on following page)			

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: November 26, 2021

Project Name: 2159 Bay Street

Project Scenario: 25% Reduced Alternative 11-26-21

Project Address: 2159 E BAY ST, 90021



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Commute Trip Reductions	<i>Required commute trip reduction program</i>	<i>Employees participating (%)</i>	0%	
	<i>Alternative Work Schedules and Telecommute</i>	<i>Employees participating (%)</i>	0%	
		<i>Type of program</i>	0	
	<i>Employer sponsored vanpool or shuttle</i>	<i>Degree of implementation (low, medium, high)</i>	0	
		<i>Employees eligible (%)</i>	0%	
		<i>Employer size (small, medium, large)</i>	0	
Ride-share program	Employees eligible (%)	0%	100%	
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	Urban + Comprehensive Transit
	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	Yes
	<i>School carpool program</i>	<i>Level of implementation (Low, Medium, High)</i>	0	0
(cont. on following page)				

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Report 2: TDM Inputs

Date: November 26, 2021

Project Name: 2159 Bay Street

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Project Address: 2159 E BAY ST, 90021



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Bicycle Infrastructure	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	Yes
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	Yes
Neighborhood Enhancement	<i>Traffic calming improvements</i>	<i>Streets with traffic calming improvements (%)</i>	0%	0%
		<i>Intersections with traffic calming improvements (%)</i>	0%	0%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	within project and connecting off-site	within project and connecting off-site

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: November 26, 2021
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TDM Adjustments by Trip Purpose & Strategy

Place type: Suburban Center

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	4%	0%	4%	0%	4%	0%	4%	0%	4%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.5%	0.0%	0.5%	0.0%	0.5%	0.0%	0.5%	0.0%	0.5%	0.0%	0.5%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.25%	0.00%	0.25%	0.00%	0.25%	0.00%	0.25%	0.00%	0.25%	0.00%	0.25%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	



TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Suburban Center

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
		Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	

Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
	COMBINED TOTAL	3%	8%	3%	20%	3%	8%	3%	8%	3%	8%	3%
MAX. TDM EFFECT	3%	8%	3%	20%	3%	8%	3%	8%	3%	8%	3%	8%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B)...])$$

where X%=

PLACE	urban	75%
TYPE	compact infill	40%
MAX:	suburban center	20%
	suburban	15%

Note: (1-[(1-A)*(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

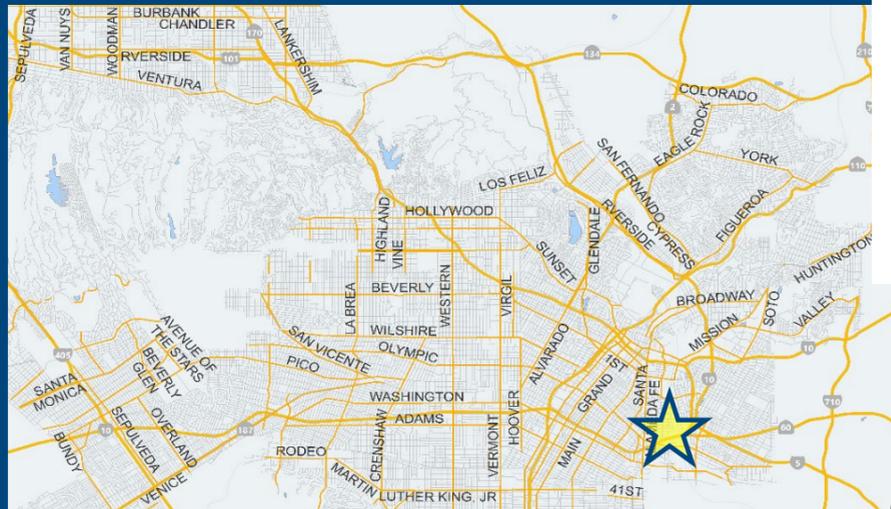
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Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 2159 Bay Street
Scenario: By Right Alternative 11-26-21
Address: 2159 E BAY ST, 90021



Existing Land Use

Land Use Type	Value	Unit
Industrial Light Industrial	16.222	ksf
Office General Office	23.106	ksf
Industrial Light Industrial	16.222	ksf

Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Office General Office	106.095	ksf
Retail High-Turnover Sit-Down Restaurant	2.5	ksf
Retail Quality Restaurant	2.5	ksf
Office General Office	106.095	ksf

Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed
309 Daily Vehicle Trips	1,442 Daily Vehicle Trips
2,351 Daily VMT	10,858 Daily VMT
Tier 1 Screening Criteria	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	1,133 Net Daily Trips
The net increase in daily VMT ≤ 0	8,507 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	5.000 ksf
The proposed project is required to perform VMT analysis.	

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes No



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Project Information

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TDM Strategies

Select each section to show individual strategies
 Use to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	Yes

A **Parking**

Reduce Parking Supply Proposed Prj Mitigation

100 city code parking provision for the project site
 74 actual parking provision for the project site

Unbundle Parking Proposed Prj Mitigation

250 monthly parking cost (dollar) for the project site

Parking Cash-Out Proposed Prj Mitigation

75 percent of employees eligible

Price Workplace Parking Proposed Prj Mitigation

6.00 daily parking charge (dollar)
 50 percent of employees subject to priced parking

Residential Area Parking Permits Proposed Prj Mitigation

200 cost (dollar) of annual permit

- B** Transit
- C** Education & Encouragement
- D** Commute Trip Reductions
- E** Shared Mobility
- F** Bicycle Infrastructure
- G** Neighborhood Enhancement

Proposed Project Land Use Type Value Unit

Proposed Project Land Use Type	Value	Unit
Retail High-Turnover Sit-Down Restaurant	2.5	ksf
Retail Quality Restaurant	2.5	ksf
Office General Office	106.095	ksf

Analysis Results

Proposed Project	With Mitigation
1,404 Daily Vehicle Trips	1,263 Daily Vehicle Trips
10,574 Daily VMT	9,459 Daily VMT
0.0 Household VMT per Capita	0.0 Household VMT per Capita
9.2 Work VMT per Employee	7.6 Work VMT per Employee

Significant VMT Impact?

Household: No	Household: No
Threshold = 6.0 15% Below APC	Threshold = 6.0 15% Below APC
Work: Yes Threshold = 7.6 15% Below APC	Work: No Threshold = 7.6 15% Below APC



CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

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Project Scenario: By Right Alternative 11-26-21

Project Address: 2159 E BAY ST, 90021



Version 1.3

Project Information			
	Land Use Type	Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	0.000	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	2.500	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	2.500	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	106.095	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other	Project and Analysis Overview	0	Trips

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Version 1.3

Analysis Results			
Total Employees: 444			
Total Population: 0			
Proposed Project		With Mitigation	
1,404	Daily Vehicle Trips	1,263	Daily Vehicle Trips
10,574	Daily VMT	9,459	Daily VMT
0	Household VMT per Capita	0	Household VMT per Capita
9.2	Work VMT per Employee	7.6	Work VMT per Employee
Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average			
Household = 6.0			
Work = 7.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	No	Household > 6.0	No
Work > 7.6	Yes	Work > 7.6	No

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: November 26, 2021

Project Name: 2159 Bay Street

Project Scenario: By Right Alternative 11-26-21

Project Address: 2159 E BAY ST, 90021



Version 1.3

TDM Strategy Inputs				
Strategy Type	Description	Proposed Project	Mitigations	
Parking	City code parking provision (spaces)	0	0	
	Reduce parking supply Actual parking provision (spaces)	0	0	
	Unbundle parking Monthly cost for parking (\$)	\$0	\$0	
	Parking cash-out Employees eligible (%)	0%	75%	
	Price workplace parking Daily parking charge (\$)	Employees subject to priced parking (%)	\$0.00	\$0.00
			0%	0%
	Residential area parking permits Cost of annual permit (\$)	\$0	\$0	

(cont. on following page)

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Project Name: 2159 Bay Street

Project Scenario: By Right Alternative 11-26-21

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Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Transit	Reduce transit headways	Reduction in headways (increase in frequency) (%)	0%	
		Existing transit mode share (as a percent of total daily trips) (%)	0%	
		Lines within project site improved (<50%, >=50%)	0	
	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0
		Employees and residents eligible (%)	0%	0%
	Transit subsidies	Employees and residents eligible (%)	0%	0%
Amount of transit subsidy per passenger (daily equivalent) (\$)		\$0.00	\$0.00	
Education & Encouragement	Voluntary travel behavior change program	Employees and residents participating (%)	0%	
	Promotions and marketing	Employees and residents participating (%)	100%	
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: November 26, 2021

Project Name: 2159 Bay Street

Project Scenario: By Right Alternative 11-26-21

Project Address: 2159 E BAY ST, 90021



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Commute Trip Reductions	<i>Required commute trip reduction program</i>	<i>Employees participating (%)</i>	0%	
	<i>Alternative Work Schedules and Telecommute</i>	<i>Employees participating (%)</i>	0%	
		<i>Type of program</i>	0	
	<i>Employer sponsored vanpool or shuttle</i>	<i>Degree of implementation (low, medium, high)</i>	0	
		<i>Employees eligible (%)</i>	0%	
		<i>Employer size (small, medium, large)</i>	0	
Ride-share program	Employees eligible (%)	0%	100%	
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	Urban + Comprehensive Transit
	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	Yes
	<i>School carpool program</i>	<i>Level of implementation (Low, Medium, High)</i>	0	0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: November 26, 2021

Project Name: 2159 Bay Street

Project Scenario: By Right Alternative 11-26-21

Project Address: 2159 E BAY ST, 90021



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Bicycle Infrastructure	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	Yes
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	Yes
Neighborhood Enhancement	<i>Traffic calming improvements</i>	<i>Streets with traffic calming improvements (%)</i>	0%	0%
		<i>Intersections with traffic calming improvements (%)</i>	0%	0%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	within project and connecting off-site	within project and connecting off-site

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: November 26, 2021
 Project Name: 2159 Bay Street
 Project Scenario: By Right Alternative 11-26-21
 Project Address: 2159 E BAY ST, 90021



Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Suburban Center

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	4%	0%	4%	0%	4%	0%	4%	0%	4%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.5%	0.0%	0.5%	0.0%	0.5%	0.0%	0.5%	0.0%	0.5%	0.0%	0.5%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.25%	0.00%	0.25%	0.00%	0.25%	0.00%	0.25%	0.00%	0.25%	0.00%	0.25%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: November 26, 2021
 Project Name: 2159 Bay Street
 Project Scenario: By Right Alternative 11-26-21
 Project Address: 2159 E BAY ST, 90021



Version 1.3

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Suburban Center

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
		Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	

Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
	COMBINED TOTAL	3%	8%	3%	20%	3%	8%	3%	8%	3%	8%	3%
MAX. TDM EFFECT	3%	8%	3%	20%	3%	8%	3%	8%	3%	8%	3%	8%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B)...])$$

where X%=

PLACE	urban	75%
TYPE	compact infill	40%
MAX:	suburban center	20%
	suburban	15%

Note: $(1 - [(1-A) * (1-B)...])$ reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.